



16 Holme Close, Oakington, Cambridge, CB24 3AP

Guide Price £375,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED BUNGALOW NESTLED WITHIN HOLME CLOSE, A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF OAKINGTON.

- Detached bungalow • 2 bedrooms, 1 reception room, 1 bathroom • 600 sqft/ 55 sqm • Built circa 1965 • Gas fired central heating to radiators • Front and rear gardens • Driveway and garage • EPC-D / 65 • Council tax band-C

Having been constructed around the 1980s, this detached bungalow is ideal for those downsizing and provides accommodation measuring ***SMQ/ ***SQFT.

Upon entering through the spacious entrance hall you are drawn into the living room and kitchen due to double aspect windows drawing an abundance of natural light into the hallway from the kitchen and a large picture window in the living room. The kitchen of the property overlooks the front garden, has a built-in pantry cupboard, storage cupboards and worktop space. The property has two double bedrooms, each overlooking the generous rear garden. serving each bedroom is the bathroom and separate WC with a panelled bath and Pedestal sink being in the main bathroom and low-level WC with wall mounted sink in the WC.

Externally, To the front of the property is a gravelled front garden for easy maintenance and a tandem, block paved driveway with parking for up to three vehicles. The rear garden of the property is fully enclosed, is laid predominately to lawn and has herbaceous borders to the perimeter.

Accessible off the driveway through an up and over door and also from the garden is a single garage, ideal as a workshop and offering potential for conversion subject to the relevant planning consents being granted.

Location

Oakington is a much-admired villages just 5 miles north of Cambridge on the fringe of open countryside and with excellent local facilities available.

The Guided Busway with adjoining cycle path (running from Huntingdon Railway Station, through neighbouring Histon, to Trumpington Park & Ride) is less than a 5 minute walk from the property, and provides a direct link to Cambridge City Centre and of course the University; both Cambridge Railway Stations; the Science Park; and Addenbrooke's Hospital. The A14, M11 and A1 are also within easy reach.

The property falls within the catchment area of the highly sought after Impington Village College (Ofstead rated 'outstanding' and recently voted Sunday Times Comprehensive School of the Year). Oakington CofE Primary School is rated 'good', and nearby Histon offers two 'outstanding' primaries to choose from; whilst Busy Bees Nursery in Westwick is also rated 'outstanding'.

In the village there is a large garden centre with café, a convenience store with post office, and a public house. The highly-regarded Longhorn Farmshop is very nearby, and three golf clubs are within a few minutes' drive, as is Histon with its many pubs, shops, cafes and other services. Within walking distance are Northstowe Lakes, and multiple public footpaths across beautiful farmland.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



This is a detailed floor plan of a 3-bedroom house. The layout includes a large Garage on the left side. The main living area consists of a Living Room (4.54m x 3.06m) at the bottom, a Kitchen (3.63m x 2.05m) on the right, and a central Hall. The Hall provides access to two Bedrooms (Bedroom 1: 3.31m x 2.69m, Bedroom 2: 3.28m x 2.69m) at the top, a Bath Room (containing a bathtub and toilet) on the left, and a WC (toilet) above the Bath Room. A small utility area or storage room (labeled 'B') is located between the Kitchen and the Living Room. A North arrow is positioned in the top right corner of the plan.

Garage

Bedroom 2
3.28m x 2.69m
(10'9" x 8'10")

Bedroom 1
3.31m x 2.69m
(10'10" x 8'10")

WC

Bath Room

Hall

Living Room
4.54m x 3.06m
(14'11" x 10')

Kitchen
3.63m x 2.05m
(11'11" x 6'9")

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	70
Not energy efficient - higher running costs		EU Directive 2002/91/EC	

